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Attorneys for The Huntington Beach Gables Homeowners Association

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION

In re:

Case No. 8:21-bk-11710-SC

JAMIE LYNN GALLIAN,

Chapter 7 Proceeding

Debtor.

**PRELIMINARY OPPOSITION TO
DEBTOR'S NOTICE OF MOTION AND
MOTION TO AVOID LIEN UNDER 11
U.S.C. § 522(f)**

Hearing:

Date: December 17, 2024
Time: 2:30 p.m.
Place: Courtroom 5C
U.S. Bankruptcy Court
411 W. Fourth Street
Santa Ana, CA 92701

TO THE HONORABLE SCOTT CLARKSON, UNITED STATES BANKRUPTCY
JUDGE, THE DEBTOR IN PRO PER, THE OFFICE OF THE UNITED STATES
TRUSTEE, THE TRUSTEE AND HIS COUNSEL, AND ALL PARTIES IN INTEREST:

The Huntington Beach Gables Homeowners Association (“HOA”) hereby *preliminarily* opposes (“Opposition”) Jamie Lynn Gallian’s (“Debtor”) Motion to Avoid Lien under 11 U.S.C. § 522(f) [Docket Nos. 505-507] (collectively, “Motion”) and respectfully represents as follows:

Debtor set the Motion [Docket No. 507] for hearing on December 17, 2024, and the HOA will be timely filing an opposition by December 3, 2024.

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1 This filing is out of an abundance of caution as Debtor also previously filed two similar
2 pleadings that were not set for hearing [Docket Nos. 505-506] indicating opposition would be due
3 on either November 28, 2024 or November 29, 2024. Debtor in the past has filed declarations of
4 alleged non-opposition before deadlines had run so to be clear, HOA is and will be timely opposing
5 the Motion.

6 DATED: November 26, 2024

GOE FORSYTHE & HODGES LLP

7 By: /s/ Robert P. Goe
8 Robert P. Goe
9 Brandon J. Iskander
10 Attorneys for The Huntington Beach
11 Gables Homeowners' Association

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1 PROOF OF SERVICE OF DOCUMENT

2 I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business
3 address is: 18101 Von Karman Avenue, Suite 1200, Irvine, CA 92612
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5 A true and correct copy of the foregoing document entitled (specify): **PRELIMINARY OPPOSITION TO
DEBTOR'S NOTICE OF MOTION AND MOTION TO AVOID LIEN UNDER 11 U.S.C. § 522(f)** will be served
6 or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in
7 the manner stated below:

8 **1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to
9 controlling General Orders and LBR, the foregoing document will be served by the court via NEF and
10 hyperlink to the document. On November 26, 2024, I checked the CM/ECF docket for this bankruptcy case
11 or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to
12 receive NEF transmission at the email addresses stated below:

13 Service information continued on attached page

14 **2. SERVED BY UNITED STATES MAIL:**

15 On (date) November 26, 2024, I served the following persons and/or entities at the last known addresses in
16 this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed
17 envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge
18 here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the
19 document is filed.

20 Jamie Lynn Gallian
16222 Monterey Ln Unit 376
Huntington Beach, CA 92649

21 Janine Jasso
PO Box 370161
El Paso, CA 79937

22 Michael D Poole
Feldsott & Lee
23161 Mill Creek Dr Ste 300
Laguna Hills, CA 92653

23 Service information continued on attached page

24 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL**
(state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date)
25 November 26, 2024, I served the following persons and/or entities by personal delivery, overnight mail
26 service, or (for those who consented in writing to such service method), by facsimile transmission and/or
27 email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight
28 mail to, the judge will be completed no later than 24 hours after the document is filed.

29 • The Honorable Scott Clarkson, USBC, 411 West Fourth Street, Santa Ana, CA 92701

30 I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

31 November 26, 2024
32 Date

33 Susan C. Stein
34 Printed Name

35 /s/Susan C. Stein
36 Signature

1 Mailing Information for Case 8:21-bk-11710-SC

2 **Electronic Mail Notice List**

3 The following is the list of parties who are currently on the list to receive email notice/service for this case.

- 4 • Bradford Barnhardt bbarnhardt@marshackhays.com,
5 bbarnhardt@ecf.courtdrive.com,alinares@ecf.courtdrive.com
- 6 • Aaron E. De Leest adeleest@marshackhays.com,
adeleest@marshackhays.com,alinares@ecf.courtdrive.com
- 7 • Robert P Goe kmurphy@goeforlaw.com,
rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnsto
n@goeforlaw.com
- 8 • Jeffrey I Golden (TR) lwerner@go2.law,
jig@trustesolutions.net;kadele@go2.law;C205@ecfcbis.com
- 9 • D Edward Hays ehays@marshackhays.com,
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mendoza@ecf.courtdrive.com
- 10 • Brandon J. Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
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- 15 • Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com
- 16 • Valerie Smith claims@recoverycorp.com
- 17 • United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

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